

0' 500' 1000'

SCALE: 1" = 500'

LEGEND

N/F NOW OR FORMERLY

—X— EXISTING FENCE LINE

⊕ FOUND IRON ROD

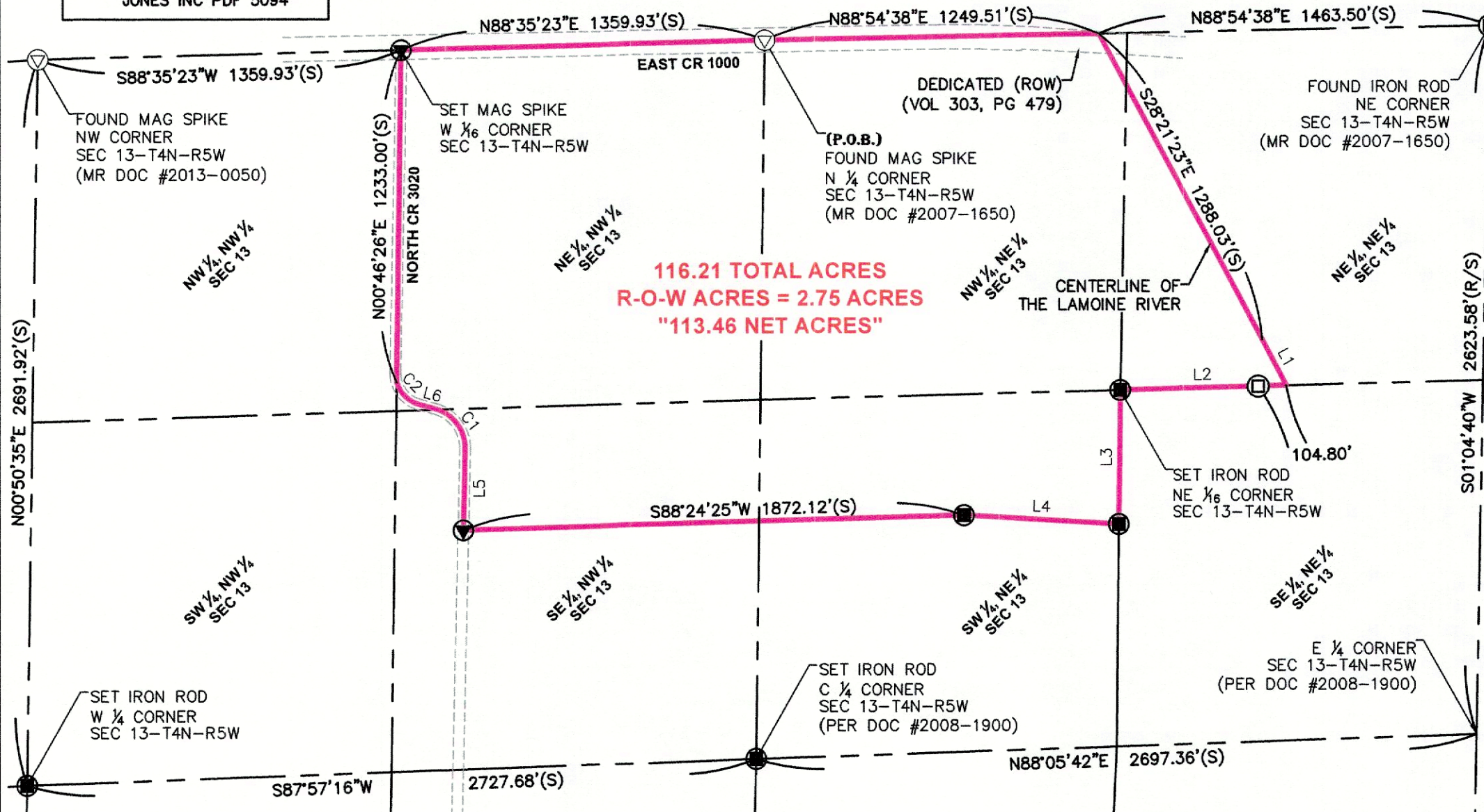
▽ FOUND MAG SPIKE

▽ SET MAG SPIKE

● SET (1/2"x24") IRON ROD
W/ CAP STAMPED
"JONES INC PDF 5094"

BOUNDARY SURVEY

A TRACT OF LAND BEING PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 13,
TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS



CLIENT:

ROBERT S. GROSE
SPECIAL NEEDS TRUST
C/O Representing Attorney:
Tyler A. Eathington | Quinn Johnston
227 NE Jefferson, Peoria, IL 61602



SURVEYOR'S CERTIFICATION:

TO: ROBERT S. GROSE SPECIAL NEEDS TRUST

THIS STATES THAT WE, THE JONES CORPORATION, PROFESSIONAL LAND SURVEYORS IN THE STATE OF ILLINOIS, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND FURTHER CERTIFY THAT TO THE BEST OF OUR INFORMATION, KNOWLEDGE, AND BELIEF, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

JONES SURVEYING & ENGINEERING CORPORATION
PROFESSIONAL DESIGN FIRM NO: 5094

PROJECT NO: 2023-233

ROYCE P. JONES
IL. PROFESSIONAL LAND SURVEYOR NO.
035-003844

DATED: NOVEMBER 06, 2023

MY LICENSE EXPIRES NOVEMBER 30, 2024

JONES SURVEYING & ENGINEERING CORP.

246 BOWER ROAD 103 EAST BROADWAY
MACOMB, IL 61455 MONMOUTH, IL 61462
P(309) 833-2534 P(309) 734-2534
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LICENSED IN ILLINOIS, IOWA, MISSOURI, & INDIANA
www.thejonescorp.com



DRAWN BY: RPJ

CHK BY: RPJ/CTF

11.06.2023

Job Number

2023-233

Sheet Number

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BOUNDARY SURVEY

A TRACT OF LAND BEING PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS

LINE	BEARING	DISTANCE
L1	S27°56'09"E	191.86'
L2	S88°30'14"W	621.98'
L3	S00°36'12"W	498.57'
L4	N86°43'17"W	579.95'
L5	N01°16'49"E	300.01'
L6	N74°25'52"W	66.44'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	198.21'	184.10'	N36°34'31"W	75°42'41"
C2	120.00'	120.69'	115.67'	N45°37'07"W	57°37'30"

LAND DESCRIPTION:

A TRACT OF LAND BEING PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 5 WEST OF THE FOURTH PRINCIPAL MERIDIAN, HANCOCK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND MAG SPIKE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 88 DEGREES 54 MINUTES 38 SECONDS EAST, 1249.51 FEET TO THE EXISTING CENTERLINE OF THE LAMOINE RIVER; THENCE LEAVING SAID NORTH LINE, ALONG SAID CENTERLINE, SOUTH 28 DEGREES 21 MINUTES 23 SECONDS EAST, 1288.03 FEET; THENCE SOUTH 27 DEGREES 56 MINUTES 09 SECONDS EAST, 191.86 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE LEAVING SAID CENTERLINE, ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 30 MINUTES 14 SECONDS WEST, 621.98 FEET TO A SET IRON ROD MARKING THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 13; THENCE LEAVING SAID SOUTH LINE, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER, SOUTH 00 DEGREES 36 MINUTES 12 SECONDS WEST, 498.57 FEET TO A SET IRON ROD; THENCE LEAVING SAID EAST LINE, NORTH 86 DEGREES 43 MINUTES 17 SECONDS WEST, 579.95 FEET TO A SET IRON ROD; THENCE SOUTH 88 DEGREES 24 MINUTES 25 SECONDS WEST, 1872.12 FEET TO A SET MAG SPIKE ON THE EXISTING CENTERLINE OF NORTH COUNTY ROAD 3020; THENCE ALONG SAID CENTERLINE, NORTH 01 DEGREES 16 MINUTES 49 SECONDS EAST, 300.01 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 198.21 FEET WITH A CHORD BEARING NORTH 36 DEGREES 34 MINUTES 31 SECONDS WEST, 184.10 FEET TO A POINT OF TANGENCY; THENCE NORTH 74 DEGREES 25 MINUTES 52 SECONDS WEST, 66.44 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 120.69 FEET WITH A CHORD BEARING NORTH 45 DEGREES 37 MINUTES 07 SECONDS WEST, 115.67 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE LEAVING SAID CENTERLINE, ALONG SAID WEST LINE, NORTH 00 DEGREES 46 MINUTES 26 SECONDS EAST, 1233.00 FEET TO A SET MAG SPIKE MARKING THE WEST SIXTEENTH CORNER OF SAID NORTHWEST QUARTER; THENCE LEAVING SAID WEST LINE, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER, NORTH 88 DEGREES 35 MINUTES 23 SECONDS EAST, 1359.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 116.21 ACRES, OF WHICH 2.75 ACRES ARE BEING USED AS PUBLIC ROAD RIGHT-OF-WAY, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF NOVEMBER, 2023 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

GENERAL NOTES:

- ALL DISTANCES ARE SURVEYED (S) AND RECORDED (R), UNLESS OTHERWISE NOTED.
- TOTAL AREA: 116.21 ACRES
- FIELD WORK COMPLETED: NOVEMBER 03, 2023.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- BASIS OF BEARINGS: GRID BEARINGS ARE BASED UPON THE UNITED STATES PLANE COORDINATE SYSTEM OF 1983, ILLINOIS WEST 1202 ZONE.
- SOURCE OF RECORD TITLE: A TRUSTEE'S DEED TO CITIZENS, A DIVISION OF MORTON COMMUNITY BANK, SUCCESSOR TO CITIZENS NATIONAL BANK, AS TRUSTEE OF THE ROBERT S. GROSE SPECIAL NEEDS TRUST, RECORDED AS DOCUMENT NUMBER 2016-2957, IN THE HANCOCK COUNTY, ILLINOIS, RECORDER'S OFFICE.

CLIENT:

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SPECIAL NEEDS TRUST
C/O Representing Attorney:
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